

BOROUGH OF MERCHANTVILLE, NEW JERSEY

ORDINANCE 13-01

**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN, STATE OF NEW JERSEY
APPROVING AND AUTHORIZING THE EXECUTION OF
A FINANCIAL AGREEMENT BETWEEN THE BOROUGH
OF MERCHANTVILLE AND CITADEL WELLWOOD
URBAN RENEWAL LLC PURSUANT TO N.J.S.A. 40A:20-9
ET SEQ.**

WHEREAS, Citadel Wellwood Urban Renewal LLC (the “Sponsor”) proposes to extensively rehabilitate a certain fifty-four (54) unit apartment complex (the “Project”) within the Borough of Merchantville (the “Borough”), on a site described as Lots 2 and 3, Block 9 as shown on the Official Tax Map of the Borough of Merchantville, and commonly known as 606 West Maple Avenue, Merchantville, New Jersey; and

WHEREAS, the Project will qualify for a tax exemption under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-8 et seq.; and

WHEREAS, the Sponsor has presented to the Borough Council an application for this Long Term Tax Exemption and PILOT Agreement, which has been approved by the Borough Council by Resolution pursuant to N.J.S.A. 40A:20-8, dated November 19, 2012, a copy of which is attached hereto as Exhibit “A” and made a part hereof.

WHEREAS, the Borough Council of the Borough of Merchantville deems it in the best interests of the Borough to approve the attached Financial Agreement with Long Term Tax Exemption, under the Long Term Tax Exemption Law to Citadel Wellwood Urban Renewal LLC, relative to its extensive rehabilitation of the fifty-four (54) unit apartment complex located at 606 West Maple Avenue in the Borough of Merchantville;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Merchantville, as follows:

ARTICLE I.

A. The Council approves the Financial Agreement, attached hereto as Exhibit “B” and made a part hereof, authorizing a Long Term Tax Exemption pursuant to N.J.S.A. 40A:20-8 et seq., with an in lieu tax payment of seven (7.00) percent of the gross shelter rent of the Project, subject to the provisions of Section 5 of the Agreement; and

B. The Council understands that the Sponsor has formed an urban renewal entity limited liability company, and that the Borough may enter into the payment in lieu of taxes agreement with such urban renewal entity limited liability company; and

C. It is further ORDAINED that Frank M. North, Mayor of the Borough of Merchantville, and Denise Brouse, Borough Clerk of the Borough of Merchantville, be and hereby are authorized to execute the attached Financial Agreement, attached hereto as Exhibit “B” and made a part hereof, on behalf of the Borough of Merchantville; and

D. The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance to Citadel Wellwood Urban Renewal LLC, c/o DePetro Real Estate Organization, LLC, 201 Union Lane, Suite B, Brielle, New Jersey 08730; and

E. The Municipal Clerk is hereby authorized to forward a certified true copy of this Ordinance, and the Financial Agreement implementing it, to both the Municipal Tax Assessor and the Director of the Division of Local Government Services.

ARTICLE II.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE III.

This Ordinance shall take effect upon passage and publication according to law.

THE BOROUGH OF MERCHANTVILLE

BY: _____
FRANK M. NORTH, MAYOR

ATTEST:

DENISE BROUSE, BOROUGH CLERK

The foregoing ordinance was introduced by Mayor and Council at the regular meeting held on January 14, 2013. This Ordinance will be considered for adoption on final reading and public hearing to be held on February 11, 2013. at 7:30 p.m. in the Council Chambers, Borough Hall, One West Maple Avenue, Merchantville, New Jersey 08109.

The purpose of this Ordinance is authorize the Mayor and Borough Clerk to execute a Financial Agreement under the Long Term Tax Exemption Law with Citadel Wellwood Urban Renewal Entity LLC, providing for a long term tax exemption relative to its extensive rehabilitation of the fifty-four (54) unit apartment complex located at 606 West Maple Avenue in the Borough of Merchantville. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Borough Hall, One West Maple Avenue, Merchantville, New Jersey 08109.